

**CITY OF MILPITAS PLANNING COMMISSION  
AGENDA FOR JUNE 28, 2006  
CITY HALL COUNCIL CHAMBERS 7:00 P.M.  
455 E. CALAVERAS BLVD., MILPITAS, CA 95035  
(408) 586-3279**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. PUBLIC FORUM**

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Members of the audience are invited to address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium, state their name and address for the Secretary's record, and limit their remarks to under three minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

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- IV. APPROVAL OF MINUTES:** June 14, 2006
- V. ANNOUNCEMENTS**
- VI. ANNOUNCEMENT OF CONFLICT OF INTEREST**
- VII. APPROVAL OF THE AGENDA**
- VIII. CONSENT CALENDAR (Items with an asterisk \*)**

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At this time any member of the Planning Commission, member of the audience, or staff may request of the Planning Commission to have any item removed from or added to the consent calendar. If removed, this item will be discussed in the order which it appears on the agenda.

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**IX. PUBLIC HEARING**

- 1. USE PERMIT AMENDMENT NO. UA2006-3 AND "S" ZONE AMENDMENT NO. SA2006-13:** A request to install additional tract signage for new residential development located on the west and east side of South Abel Street between Corning and Curtis Avenue (APN: 086-05-009 and 086-11-013), zoned Multi-Family, High Density (R3) and Multi-Family, Very High Density (R4). Applicant: Motivation Systems. Staff Contact: Cindy Hom, (408) 586-3284. (PJ# 2430) (*Recommendation: Approve with Conditions*)
- 2. USE PERMIT AMENDMENT NO. UA2006-6:** A request to add a 12' x 18' dance floor for an existing restaurant located at 269 W. Calaveras Boulevard (APN: 022-25-041), zoned General Commercial (C2). Applicant Peter Chen. Staff Contact: Cindy Hom, (408) 586-3284. (PJ# 2322) (*Recommendation: Approve with Conditions*)

**X. ADJOURNMENT**

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Any person aggrieved by any final decision of any, board, commission, or department head to the City of Milpitas may appeal the decision to the City Council by filing written notice of the appeal with the City Clerk within twelve (12) calendar days of the date of said decision and paying the required fee. This time limit shall be strictly enforced.

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***THE NEXT PLANNING COMMISSION MEETING IS July 12, 2006***

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The Planning Division will provide a recorded agenda or minutes on standard cassette or printed in large type upon request for the visually impaired. In compliance with the Americans with Disabilities act, individuals requiring accommodation for this meeting should notify the Planning Division 48 hours prior to the meeting at (408) 586-3279, TDD (408) 586-3013.

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**MILPITAS PLANNING COMMISSION SUBCOMMITTEE**

The Planning Commission Subcommittee consists of two members (currently Cliff Williams-regular member, Alex Galang-regular member, Noella Tabladillo-alternate member) of the Planning Commission, who have approval authority for minor "S" Zone project reviews not involving public hearings. The project reviews are held at 6:30 P.M. on Planning Commission meeting nights, in the City of Milpitas Committee Conference Room First Floor, 455 E. Calaveras Boulevard.

- a. **"S" ZONE AMENDMENT NO. SA2006-35:** A request to install a liquid nitrogen gas tank in an existing equipment enclosure at the rear of the building located at 165 Topaz Street (APN: 086-39-026), zoned Heavy Industrial (M2-S). Applicant: NanoGram Corp. Staff Contact: Cindy Maxwell, (408) 586-3287. (*Recommendation: Approve with Conditions*)
- b. **"S" ZONE AMENDMENT NO. SA2005-71:** A review of the Milpitas Center landscaping for conformance with a previously approved special condition per Planning Commission request, located at 10 South Abbott Avenue (APN: 022-25-037), zoned Neighborhood Commercial (C1)-Midtown. Applicant: William Cilker, Jr. Staff Contact: Kim Duncan, (408) 586-3283. (*Recommendation: Approve Proposed Landscaping*)
- c. **"S" ZONE AMENDMENT NO. SA2006-25:** A review of site and architectural modifications to the previously approved Town Center Residential development project, located at the Milpitas Town Center, north of Town Center Drive (APN: 028-12-019), zoned Town Center (TC). Applicant: Shapell Homes. Staff Contact: Kim Duncan, (408) 586-3283. (*Recommendation: Approve with Conditions*)

**KNOW YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE**

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review. **FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT THE OPEN GOVERNMENT COMMISSION**  
at the City Attorney's office at the Milpitas City Hall, 455 E. Calaveras Blvd, Milpitas, CA 95035.  
E-mail: [rpioroda@ci.milpitas.ca.gov](mailto:rpioroda@ci.milpitas.ca.gov)  
Fax: (408) 586-3030  
Phone : (408) 586-3000

A free copy of the Open Government Ordinance is available from the City Clerk's Office or by visiting the City's website [www.ci.milpitas.ca.gov](http://www.ci.milpitas.ca.gov) Select Open Government Ordinance under News Features